

CONFIDENTIALTo be treated as strictly confidential until released
for publication as follows:-MORNING PAPERS .. TUESDAY, 19th NOVEMBER, 1935.EVENING PAPERS .. TUESDAY, 19th NOVEMBER, 1935.CENSUS OF THE COMMONWEALTH OF AUSTRALIA - 30th JUNE, 1933.SUMMARY RELATING TO DWELLINGS IN THE STATE OF VICTORIA.

The Commonwealth Statistician (Mr. E. T. McPhee) has made available Census Bulletin No. 18, containing a summary of the preliminary analysis of the particulars collected concerning Dwellings in the State of Victoria at the Census of the 30th June, 1933.

The great majority of the questions on the Census Schedule related to personal attributes of the individual members of the household, but other important questions referred to the dwellings in which the people were living at the date of the Census. From the replies to these questions much valuable information has been tabulated with respect to housing conditions. This subject is of the greatest importance in its bearing on the welfare of the people, and the results are of great utility for administrative and sociological purposes, both locally and nationally.

The Bulletin shows in tabular form the summarized results relating to the number and classes of dwellings in urban and rural divisions of Victoria. Occupied private dwellings are classified according to the materials of which the outer walls were built; the number of rooms; number of inmates; nature of occupancy; and the rent per week. In addition, particulars are published as to the number and average weekly rent of dwellings consisting of 3 to 6 rooms, with walls of wood, brick or stone occupied by tenants in each municipality in Victoria.

For Census purposes, a dwelling is the habitation of a family group, whether this comprises the whole of any building or only part thereof. Where two or more separate buildings in one place are used by a single family for dwelling purposes, the whole is regarded as one dwelling. On the other hand, where a building is subdivided into tenements or flats which are occupied as separate units, each unit is counted as a dwelling.

AREA AND POPULATION: It is of interest to note that since the 1921 Census, the metropolitan area of Victoria has been extended by 32 square miles, or 19.4 per cent., and now comprises 197 square miles. During the same period the population of the metropolitan division increased by 29.4 per cent., with the result that the density of population of the metropolis at the 30th June, 1933, was 5,029 persons per square mile, as compared with 4,655 persons at the previous Census, and 5,063 persons per square mile in Sydney. The density of population of the urban provincial section of Victoria has increased during the intercensal period from 802 to 877 persons, and that of the rural area from 6.53 to 7.19 persons. The average for the whole State at the 1933 Census was 20.69 persons per square mile, as compared with 17.36 persons at the 1921 Census, and 8.39 persons in New South Wales.

NUMBER OF DWELLINGS: At the 30th June, 1933, there were 452,385 dwellings in Victoria including private houses, tenements, flats, hotels, boarding houses, hospitals, other institutions, and any structure used for the purpose of a dwelling. Of these, a total of 432,872 were occupied at the date of the Census and 18,763 were unoccupied; in addition, there were 750 in course of construction.

Since the previous Census, the number of dwellings in Victoria, including those being built, has increased by 104,092 or 29.9 per cent., which is a much higher rate of increase than that of 19.9 per cent. for the population of the State. The number of

dwellings in the metropolitan area increased by 72,097, or 42.3 per cent., to a total of 242,735; those in the provincial section by 5,709, or 13.1 per cent., to 49,314; and in the rural area by 26,286, or 19.6 per cent., to 160,336.

At the 30th June, 1933, the numbers of dwellings per square mile in the main divisions of Victoria were - metropolitan 1,231 (1,036); provincial 218 (186); and rural 1.83 (1.53). The figures shown in parentheses are those at the previous Census. The average number of dwellings per square mile in the metropolitan area of Victoria is similar to that for the corresponding area of New South Wales, but the average number per square mile in the provincial section of the State is $3\frac{1}{2}$ times, and in the rural section 3 times, that of the corresponding areas of New South Wales.

The number of unoccupied dwellings increased by 3,769 to a total of 18,763, and represented 4.1 per cent. of the total dwellings in the State, as compared with 4.3 per cent. at the 1921 Census. As that Census was taken in the month of April and the 1933 Census during June, it would be expected that many dwellings which were occupied for holiday purposes at the earlier Census would not be occupied during the latter mid-winter month. On the other hand, the number of houses being built decreased by 1,259 to 750, and was equivalent to only 0.2 per cent. (0.6) of the total number of dwellings in Victoria.

CLASS OF DWELLING: As previously indicated, the dwellings in which the people are housed embrace several categories of buildings comprising private houses, tenements, flats, hotels, boarding houses, charitable institutions, etc. In the statistics which have been tabulated from the Census returns, and published in this Bulletin, the information concerning families which occupied private dwellings has been separated and analysed in considerable detail.

At the 1933 Census, 422,277 or 97.55 per cent. of the total occupied dwellings in Victoria, were private dwellings, as compared with 318,936, or 96.3 per cent., at the previous Census. During the intercensal period, the number of private dwellings in the State increased by 103,341, or 32.4 per cent.; those in the metropolitan area increased by 71,463, or 45.2 per cent.; the urban provincial by 6,784, or 17.2 per cent.; and in the rural area by 25,094, or 20.7 per cent.

Of the 422,277 occupied private dwellings in Victoria at the 30th June, 1933, 404,977 or 95.9 per cent. (96.7) were private houses, and 17,300, or 4.1 per cent., (3.3) were tenements or flats. The corresponding percentages for the 1921 Census are shown in parentheses. Since the previous Census the number of private houses in Victoria increased by 96,621, or 31 per cent., and the tenements and flats by 6,720, or 64 per cent.

The percentage increase in the number of private houses in Victoria was slightly less than that in New South Wales during the intercensal period, but the rate of increase in the number of tenements and flats in Victoria was less than half the increase of this class of dwelling in New South Wales.

In the metropolitan area, the number of private houses increased by 65,204, or 44 per cent., and the tenements and flats by 6,259, or 72 per cent., as compared with an increase of 29.4 per cent. in the population and of 28.0 per cent. in the number of married persons in the same area during the same period of 12 $\frac{1}{4}$ years. The large percentage of increase in the number of private houses and the greater increase in the number of flats is particularly outstanding. 3.9 per cent. of the population of the metropolitan area of Victoria were residing in tenements or flats at the 1933 Census, as compared with 3.4 per cent. at the 1921 Census.

Particulars are not yet available concerning the number of separate family units, or as to the conjugal condition of householders at the 1933 Census. At the previous Census, however, 77 per cent. of the householders were married, and 12 per cent. widowed.

There were 98 dwellings for every 100 married couples and widowed persons at the 30th June, 1933, as compared with 95 dwellings in the year 1921.

Owing to the general financial depression and the high rate of unemployment during the years immediately preceding the Census, it may be assumed that a greater proportion of families were sharing houses at the 1933 Census than would be the case in normal times, but this influence would be counteracted to some extent by the fact that many of these families were recorded as separate units at the Census, and consequently those parts of the house occupied by each family unit were regarded for Census purposes as separate dwellings.

Since the 1921 Census, there has been a decrease of 19 per cent. in the number of boarding houses, and a decrease of 20 per cent. in the number of hotels in Victoria.

Owing to the rapidly increasing number of tenements and flats in Victoria, the particulars shown in the majority of the following tables in the Bulletin have been tabulated separately for Private Houses and for Tenements and Flats.

MATERIALS OF OUTER WALLS: Particulars concerning the materials of which the outer walls were built were supplied for 403,911 of the 404,977 private houses in Victoria, and of these 68.1 per cent. were of wood; 24.7 per cent. brick; 1.5 per cent. were made of canvas, etc.; 1.4 per cent. iron; 1.2 per cent. of stone; 0.9 per cent. concrete; 0.8 per cent. fibro-cement; and 1.4 per cent. of other materials.

In the metropolitan area, 57.9 per cent. of the private houses had walls of wood, and 39.6 per cent. of brick. In the provincial division, 79.2 per cent. were of wood, and 14.0 per cent. of brick; whilst in the rural area 79.8 per cent. were of wood and only 5.9 per cent. were brick.

Since the 1921 Census, the number of wooden dwellings in the State of Victoria increased by 68,281, representing an increase of 32 per cent.; the greatest proportion (46,462) of these were in the metropolitan area. Brick dwellings increased in number by 26,106, or 31 per cent.; 23,952 of these were in the metropolitan area, and only 2,154 in the extra-metropolitan area of the State. The rate of increase in the number of wooden dwellings in the metropolis was twice that for the rest of the State, notwithstanding the restrictions concerning the erection of wooden buildings in some municipalities of the metropolitan area. Fibro-cement dwellings increased in number by 2,692, or at the remarkably high rate of 387 per cent., about four-fifths of this number being erected in the rural area. Concrete houses increased in number by 2,631, or 233 per cent.; iron houses increased by 2,498, or 73 per cent.; the whole of the increase being outside the metropolitan area. Dwellings in the form of tents increased by 1,417, or 30 per cent. As would be anticipated, owing to the provision of relief works for a large number of unemployed, the great majority of the canvas structures were located in the rural areas.

At the 1921 Census there were 8,796 more wooden dwellings than brick dwellings in the metropolitan section of Victoria, and at the 1933 Census there were 31,306 more wooden houses.

NUMBER OF ROOMS: For Census purposes, the kitchen and any enclosed sleep-out, or portion of a verandah that was permanently enclosed, were included in the number of rooms in the dwelling, but the bathroom, pantry, store or outhouse were not included unless generally used for sleeping. The average number of rooms for all private houses in Victoria at the 30th June, 1933, was 5.28 per dwelling, as compared with 5.16 rooms at the previous Census. The average for private houses in the metropolitan area increased from 5.29 to 5.46 rooms, but in the rural area the average increased only slightly from 4.96 to 4.98 rooms per dwelling.

The average number of rooms for all tenements or flats in the State is considerably less than that for private houses, and showed a substantial decline from 3.60 to 3.28 rooms, indicating a tendency towards even smaller flats. The reduction in the size of tenements and flats was general throughout all divisions of the State: the average for the metropolitan area falling from 3.52 to 3.36 rooms; but in the provincial section there was a greater decrease from 4.05 to 2.78 rooms; and in the rural area the decline was nearly as great from an average of 3.94 rooms to 2.71. During the intercensal period many of the larger private houses have been converted either temporarily, merely by allocation of rooms owing to the depression, or permanently by structural changes into flats, and these contain less rooms than the flats in use in the year 1921.

The average number of rooms for all private dwellings comprising private houses, tenements and flats, however, shows little change from that of the previous Census, except in the metropolitan area, where the number of rooms has increased from 5.19 to 5.33 per dwelling.

Of the 402,494 (306,818) private houses for which particulars concerning rooms were stated at the 1933 Census, 2.7 (2.7) per cent. consisted of one room only; 1.9 (2.6) per cent. of 2 rooms; 4.1 (6.0) per cent. of 3 rooms; 19.7 (23.6) per cent. of 4 rooms; 31.3 (29.0) per cent. of 5 rooms; 23.4 (19.5) per cent. of 6 rooms; 9.5 (8.6) per cent. of 7 rooms; 4.0 (4.2) per cent. of 8 rooms; and 3.4 (3.8) per cent. of more than 8 rooms. The corresponding figures for the 1921 Census are shown in parentheses.

It will be seen from the above figures that at the 1933 Census 74.4 per cent. of the private houses in Victoria comprised 4, 5, or 6 rooms, as compared with 72.1 per cent. at the previous Census. During the intercensal period, four-fifths of the new houses erected in the State consisted of 4, 5, or 6 rooms. The greatest percentage of increase was shown for private houses of 6 rooms, 58 per cent.; followed by those of 5 rooms, 42 per cent.; and 7 rooms, 41 per cent. There was an increase of 34 per cent. in the number of one-roomed dwellings, due to the number of tents erected in relief-work camps for the unemployed.

Approximately two-thirds of the tenements and flats in Victoria consisted of 2, 3, or 4 rooms, and nearly all the increase in the number of flats during the intercensal period consisted of dwellings of 2 to 4 rooms; the greatest proportional increase being for those of 2 rooms and 3 rooms in that order. Flats of 6 rooms show very little increase in number, whilst those with more than 6 rooms have actually decreased in number by 60 per cent. Here again, as in the case of the larger private houses, there is evidence of sub-division into flats of smaller size.

NUMBER OF INMATES: It has been shown that the percentage of increase in the number of dwellings in Victoria since the 1921 Census has been much greater than the rate of increase of the population, and it follows, therefore, that the average number of inmates per dwelling has decreased. The average number of inmates for all private houses in the State has decreased from 4.39 persons per dwelling at the previous Census to 4.07 at the 30th June, 1933, and this reduction has been fairly general throughout the State.

We have seen also that the average number of rooms per private house is slightly greater than that at the previous Census, and, therefore, by taking both these factors into consideration, it is found that the average number of inmates per room for all private houses in Victoria has decreased from 0.85 to 0.77 persons per room. The greatest reduction has occurred in the metropolitan area where the average per room was 0.75 at the 1933 Census, as compared with 0.84 at the 1921 Census. In accordance with previous experience, the average number of 0.82 persons per room in the rural area was greater than in the other sections of the State.

There has been a reduction also in the average number of inmates per room in tenements and flats from 0.86 to 0.78 for the State. This decrease is mainly in the metropolitan area, as the average for the provincial and rural areas is practically the same as in the year 1921.

Prima facie, it would appear from the above figures that some improvement has taken place since the previous Census in the housing conditions in Victoria in so far as the average number of inmates per room is concerned.

The changed relation between the numbers of the population and the housing accommodation is attributable to several causes, whose effects, however, cannot be measured separately. On the one hand there was, during the earlier years of the period, great activity in house-building for returned soldiers in rural land settlement, and for urban housing which had the effect of reducing the number of inmates per dwelling. As previously mentioned, the great increase in the number of widows and old-age pensioners would tend to increase the number of separate family units whose families would be less than the average size. All these factors would tend to reduce the average size of the family unit, and consequently the average number of inmates per dwelling.

Whether or not there has been any significant improvement in housing conditions depends on the distribution of the change which is registered here merely in its ultimate effect on the general average. There is little doubt that the greater numbers of the people are adequately provided with housing space of a reasonable quality, and consequently before any conclusions of real importance can be drawn from the results of the Census it will be necessary to investigate in greater detail the conditions of the less favoured sections of the community to ascertain what changes are in progress among them. Later, the conditions, so far as they can be translated from the Census schedules, will be examined according to local government areas, and parts of such areas can be analysed if desired.

The average number of breadwinners in each occupied dwelling in Victoria as at the 30th June, 1933, was as follows:- Males, 1.49; females, 0.59; total breadwinners, 2.08; as compared with 1.57; 0.47 and 2.04 respectively per dwelling at the previous Census. This shows an increase of about 2 per cent. in the average number of breadwinners per dwelling. During the intercensal period the average number of male breadwinners per occupied dwelling decreased by 5 per cent., but female breadwinners increased by 25 per cent., due, no doubt, to the rapid increase in the number of widows and old-age pensioners.

PERSONS SLEEPING OUT: The 1933 Census was the first occasion on which this question was included on the Census Schedule. Considerable difficulty had been met with previously when comparing the housing statistics of the several States of the Commonwealth, owing to the circumstances that the average number of inmates per room is not a reliable basis of comparison of the housing conditions between States, because of the wide divergence between the number of persons who sleep-out on verandahs, etc., in the northern and southern sections of Australia.

Although particulars for all the other States are not yet available, the figures for Victoria are interesting as they show that 3 per cent. of the occupants of private houses and of flats regularly sleep out on unenclosed verandahs, etc., as compared with 5 per cent. and 4 per cent. respectively in New South Wales. These figures do not include those occupying permanently enclosed sleep-outs who are regarded for Census purposes as inmates of rooms.

NATURE OF OCCUPANCY: It is not possible to ascertain from the previous Census the nature of occupancy of private houses separately from tenements and flats. At the 1933 Census, 41.9 per cent. of the private houses for which particulars were supplied were occupied by owners. 15.5 per cent. by purchasers by instalments; and 38.7 per cent. by tenants.

In the metropolitan area 51 per cent. of the occupants of private houses were owners or purchasers by instalments, as compared with 62 per cent. in the provincial area, and 65 per cent. in the rural area. In the latter area, however, the ownership of the house is associated with the ownership of the land acquired as a means of livelihood.

91 per cent. of the tenements and flats were occupied by tenants. The figures for all private dwellings including tenements and flats show that at the 1933 Census 40.4 per cent. of the dwellings were occupied by owners, and 14.9 per cent. were in process of purchase by instalments, as compared with 41.8 per cent. and 13.5 per cent. respectively at the 1921 Census, showing a similar percentage of 55.3 per cent. in the number of dwellings occupied by owners, or by those acquiring ownership.

RENT PER WEEK: The information which has been tabulated concerning rents is restricted to the rental paid per week for private dwellings occupied by tenants. These private dwellings numbered 169,311, comprising 154,136 houses and 15,175 tenements and flats. Rentals were furnished for 89 per cent. of the houses and for 92 per cent. of the tenements and flats. For 12.3 per cent. of the private houses the rent was less than 10/- per week; for 51.8 per cent., between 10/- and £1 per week; for 28.3 per cent. between £1 and £1.10.0 per week; and for 7.6 per cent. over £1.10.0 per week. About three-fourths of the houses with rents of less than 10/- per week were located outside the metropolitan area.

The average rent paid for private houses was 19/5 per week in the metropolitan area, 15/5 in the provincial section, and 12/3 in the rural area; the average for the State being 17/6 per week.

The average rent of tenements and flats in the metropolitan area was 22/3 per week or approximately 27 per cent. more than that paid for private houses in the same area, notwithstanding that the latter contained the greater number of rooms; but the rent of tenements and flats in the provincial and rural areas was 18 and 20 per cent., respectively, less than for private houses. For 18.4 per cent. of the tenements and flats a rent of less than 10/- per week was paid, and this percentage was considerably higher than that for private houses; the 35.3 per cent. between 10/- and £1 per week was considerably less than the proportion of private houses in this group; the percentage of 21.4 between £1 and £1.10.0 per week was also less than that for private houses but the 24.9 per cent. of tenements and flats with rent exceeding £1.10.0 per week was more than three times the percentage for private houses in this rental group.

A comparison of the average rents at the 1933 Census with those at the previous Census is only possible for all private dwellings and not for private houses separately from tenements and flats. The average rent of 19/11 per week for all private dwellings in the metropolitan area at the 30th June, 1933, was practically the same as that for the previous Census; the average of 15/3 in the provincial area was 20 per cent. higher; and the average of 12/3 in the rural area was 18 per cent. higher; while the average of 18/- per week for the whole State was only 6 per cent. higher than that for the 1921 Census.

During the intercensal period particulars are collected regularly by the Commonwealth Statistician from house agents in certain cities and towns throughout the Commonwealth, showing the rents as at the middle of each quarter. A comparison of these figures for the first quarter of the year 1921 with the second quarter of 1933 shows a similar trend in average rents to those ascertained from the Census figures. The intercensal figures show also that the peak period of high rents during the intercensal period occurred in the third quarter of the year 1927, when the average for the metropolitan area of Victoria was 30 per cent. higher than for the year 1921, but since that peak year the average has fallen by 20 per cent. to the 1933 figure. Although, as previously mentioned, the average rental for dwellings in the metropolitan area is practically the same as at the 1921 Census, yet, on

on the other hand, the figures for the provincial and rural areas are somewhat higher than those for the 1921 Census. Evidently the effects of the depression have not been as great upon the rentals in the extra-metropolitan areas, with the result that rents have not fallen as much there as in the metropolitan area.

Since the 1921 Census, the private dwellings in Victoria in the under 10/- per week rental group decreased in number by 20 per cent.; those between 10/- and £1 increased by 30 per cent.; between £1.0.0 and £1.10.0 increased by 73 per cent.; between £1.10.0 and £2.0.0 increased by 26 per cent.; between £2.0.0 and £2.10.0 increased by 12 per cent.; and those over £2.10.0 per week decreased by 1.5 per cent.

PRIVATE DWELLINGS OF 3 TO 6 ROOMS: A special inquiry has been made concerning private houses of 3 to 6 rooms with walls of wood, or of brick or stone, as it is considered that a more satisfactory average of predominant rents can be obtained by restricting the analysis to this group. As previously indicated, 78 per cent. of the private houses in Victoria consisted of 3 to 6 rooms.

Since the 1921 Census, the number of houses of 3 to 6 rooms in Victoria has increased by 32 per cent. to a total of 316,182, and of this number a total of 128,332 with walls of wood, brick or stone were occupied by tenants. 65 per cent. had walls of wood and 35 per cent. of brick or stone, as compared with 61 per cent. and 39 per cent., respectively, at the previous Census; showing a greater proportional increase in the number of brick houses during the intercensal period.

In this group there was a smaller proportion of houses of 3 and 4 rooms in Victoria, and an increased proportion of those of 5 and 6 rooms than at the 1921 Census, for both wooden houses and brick houses. The numbers of houses of 3 rooms in this group has decreased by 3 per cent., and the relative increased for houses of 4, 5 and 6 rooms during the intercensal period were 19, 56, and 63 per cent., respectively. The proportional increase of houses of 5 and 6 rooms was even higher in the metropolitan area. The average rent of 18/1 per week for all private houses, 3 to 6 rooms, of wood, brick or stone in the metropolitan area at the 1933 Census was three per cent. higher than at the previous Census, but those in the provincial area have increased by 30 per cent., and in the rural area by 25 per cent.

A very interesting comparison with respect to rent is that based on the average weekly rent per room. At the 1933 Census, the average rent per room for wooden houses in the metropolitan area of Victoria was 3/7 per week, as compared with 3/8 per week at the 1921 Census. The average of 4/1 per room for brick houses was practically the same as at the previous Census.

In the urban provincial section of the State, the average rent of 3/1 per room for wooden houses was higher than the 1921 Census figure of 2/5 per week, and the rent of 3/2 per week for brick was also higher in comparison with the previous figure of 2/6 per week. The average rents per room in the rural area showed increases from 2/1 to 2/7 per week for wooden houses, and from 2/4 to 2/11 per week for brick.

NUMBER OF PRIVATE DWELLINGS OF 3 TO 6 ROOMS IN EACH LOCAL GOVERNMENT AREA: Particulars are also published in the Bulletin showing the number of private houses of 3 to 6 rooms with walls of wood, brick or stone occupied by tenants in Victoria as at the 30th June, 1933, also the average weekly rent paid for such dwellings. The relative numbers of wooden houses and houses of brick or stone, and also the weekly rentals differ widely among the municipalities in the metropolitan and extra-metropolitan areas of the State.